

UNITED STATES HOUSE OF REPRESENTATIVES CALENDAR YEAR 2010 FINANCIAL DISCLOSURE STATEMENT

FORM A
For use by Members, officers, and employees

Page 1 of 8 LEGISLATIVE RESOURCE CENTER

Carolyn B. Maloney

(Full Name)

202-225-7944

(Daytime Telephone)

HAND DELIVERED

(Office Use Only)

Filer Status ☒ Member of the U.S. House of Representatives

State: NY
District: 14

☐ Officer Or Employee
Employing Office:

Report Type ☒ Annual (May 15)

☐ Amendment

☐ Termination

Termination Date:

A \$200 penalty shall be assessed against anyone who files more than 30 days late.

PRELIMINARY INFORMATION -- ANSWER EACH OF THESE QUESTIONS

I. Did you or your spouse have "earned" income (e.g., salaries or fees) of \$200 or more from any source in the reporting period? If yes, complete and attach Schedule I.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	VI. Did you, your spouse, or a dependent child receive any reportable gift in the reporting period (i.e., aggregating more than \$335 and not otherwise exempt)? If yes, complete and attach Schedule VI.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
II. Did any individual or organization make a donation to charity in lieu of paying you for a speech, appearance, or article in the reporting period? If yes, complete and attach Schedule II.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	VII. Did you, your spouse, or a dependent child receive any reportable travel or reimbursements for travel in the reporting period (worth more than \$335 from one source)? If yes, complete and attach Schedule VII.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
III. Did you, your spouse, or a dependent child receive "unearned" income of more than \$200 in the reporting period or hold any reportable asset worth more than \$1,000 at the end of the period? If yes, complete and attach Schedule III.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	VIII. Did you hold any reportable positions on or before the date of filing in the current calendar year? If yes, complete and attach Schedule VIII.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
IV. Did you, your spouse, or a dependent child purchase, sell, or exchange any reportable asset in a transaction exceeding \$1,000 during the reporting period? If yes, complete and attach Schedule IV.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	IX. Did you have any reportable agreement or arrangement with an outside entity? If yes, complete and attach Schedule IX.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
V. Did you, your spouse, or a dependent child have any reportable liability (more than \$10,000) during the reporting period? If yes, complete and attach Schedule V.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Each question in this part must be answered and the appropriate schedule attached for each "Yes" response.	

EXCLUSION OF SPOUSE, DEPENDENT, OR TRUST INFORMATION -- ANSWER EACH OF THESE QUESTIONS

Trusts- Details regarding "Qualified Blind Trusts" approved by the Committee on Ethics and certain other "excepted trusts" need not be disclosed. Have you excluded from this report details of such a trust benefiting you, your spouse, or dependent child?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Exemptions-- Have you excluded from this report any other assets, "unearned" income, transactions, or liabilities of a spouse or dependent child because they meet all three tests for exemption? Do not answer "yes" unless you have first consulted with the Committee on Ethics.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SCHEDULE I - EARNED INCOME

Name Carolyn B. Maloney

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List the source, type, and amount of earned income from any source (other than the filer's current employment by the U.S. Government) totaling \$200 or more during the preceding calendar year. For a spouse, list the source and amount of any honoraria; list only the source for other spouse earned income exceeding \$1,000.

Source	Type	Amount
SEA BAY DEVELOPMENT CORP VIRGINIA BEACH, VIRGINIA A FAMILY OWNED REAL ESTATE BUSINESS	MANAGEMENT FEES	\$25,000

SCHEDULE III - ASSETS AND "UNEARNED" INCOME

Name Carolyn B. Maloney

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BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E
Asset and/or Income Source	Year-End Value of Asset	Type of Income	Amount of Income	Transaction
<p>Identify (a) each asset held for investment or production of income with a fair market value exceeding \$1,000 at the end of the reporting period, and (b) any other reportable asset or source of income which generated more than \$200 in "unearned" income during the year.</p> <p>Provide complete names of stocks and mutual funds (do not use ticker symbols.)</p> <p>For all IRAs and other retirement plans (such as 401(k) plans) that are self-directed (i.e., plans in which you have the power, even if not exercised, to select the specific investments), provide the value for each asset held in the account that exceeds the reporting thresholds. For retirement accounts which are not self-directed, provide only the name of the institution holding the account and its value at the end of the reporting period.</p> <p>For rental or other real property held for investment, provide a complete address.</p> <p>For an ownership interest in a privately-held business that is not publicly traded, state the name of the business, the nature of its activities, and its geographic location in Block A.</p> <p>Exclude: Your personal residence, including second homes and vacation homes (unless there was rental income during the reporting period); any deduction totaling \$5,000 or more in a personal deduction or</p>	<p>at close of reporting year. If you use a valuation method other than fair market value, please specify the method used. If an asset was sold and is included only because it is generated income, the value should be "None."</p>	<p>Check all columns that apply. For retirement accounts that do not allow you to choose specific investments or that generate tax-deferred income (such as 401(k) plans or IRAs), you may check the "None" column. Dividends, interest, and capital gains, even if reinvested, must be disclosed as income. Check "None" if the asset generated no income during the reporting period.</p>	<p>For retirement accounts that do not allow you to choose specific investments or that generate tax-deferred income (such as 401(k) plans or IRAs), you may check the "None" column. For all other assets, indicate the category of income by checking the appropriate box below. Dividends, interest, and capital gains, even if reinvested, must be disclosed as income. Check "None" if no income was earned or generated.</p>	<p>Indicate if asset had purchases (P), sales (S), or exchanges (E) exceeding \$1,000 in reporting year.</p>
<p>STOCK - SEA BAY DEVELOPMENT CORP., RESIDENTIAL AND COMMERCIAL REAL ESTATE, VIRGINIA BEACH, VA, SEE ATTACHED SCHEDULE 3</p>	<p>\$250,001 - \$500,000</p>	<p>RENT/INTEREST /SUB-S INCOME</p>	<p>\$1,001 - \$2,500</p>	
<p>GREENSEA FARMS, LLC - 1/4 INTEREST, REAL ESTATE, CHESAPEAKE, VA</p>	<p>\$250,001 - \$500,000</p>	<p>RENT/CAPITAL GAINS/PARTNE RSHIP INCOME</p>	<p>\$5,001 - \$15,000</p>	
<p>BOSHER FAMILY LLC, PARTNER IN HPB ENTERPRISES T/A ALBEMARLE PLANTATION, HERTFORD, N.C., SEE SCHEDULE 5</p>	<p>\$1,000,001 - \$5,000,000</p>	<p>RENT/INTEREST /CAPITAL GAINS/PARTNE RSHIP INCOME</p>	<p>NONE</p>	

SCHEDULE III - ASSETS AND "UNEARNED" INCOME

Name Carolyn B. Maloney

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ALBEMARLE PLANTATION
LLC, HOLDS 25% INTEREST
IN HPB ENTERPRISES T/A
ALBEMARLE PLANTATION,
REAL ESTATE AND
COMMERCIAL VENTURES IN
HERTFORD, N.C. SEE
SCHEDULE 4

JEFFERSON INVESTORS,
LLC, REAL ESTATE,
RESIDENTIAL AND
COMMERCIAL RENTALS,
VIRGINIA BEACH, VA.
SEE SCHEDULE 6

UNDIVIDED INTEREST IN 96
ACRES - ROUTE 64,
SOUTHAMPTON COUNTY VA

HOUSE - 206 D STREET, SE
WASHINGTON, D.C.

CONDO UNIT 210, THE
MONROE CONDOMINIUMS,
ARLINGTON, VA

CHASE J.P. MORGAN,
CHECKING ACCOUNT

STOCK - BIRDNECK
COUNTRY CLUB
APARTMENTS, INC.
LAND INVESTMENT
VIRGINIA BEACH, VA.

STOCK - JTP, INC.
LAND AND RENTAL
INVESTMENTS,
JONESTOWN ROAD,
CHESAPEAKE, VA

\$1,000,001 -
\$5,000,000

RENT/INTEREST
/CAPITAL GAINS

NONE

\$1,000,001 -
\$5,000,000

RENT

\$50,001 - \$100,000

\$15,001 -
\$50,000

CAPITAL GAINS

NONE

\$1,000,001 -
\$5,000,000

RENT

\$50,001 - \$100,000

\$500,001 -
\$1,000,000

RENT

\$15,001 - \$50,000

\$1,001 -
\$15,000

INTEREST

\$1 - \$200

\$500,001 -
\$1,000,000

RENT

\$5,001 - \$15,000

\$15,001 -
\$50,000

RENT

\$5,001 - \$15,000

SCHEDULE III - ASSETS AND "UNEARNED" INCOME

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STOCK - BEECHTREE PARK, INC. LAND INVESTMENTS VIRGINIA BEACH AND CHESAPEAKE, VA SEE ATTACHED SCHEDULE 1	\$500,001 - \$1,000,000	RENT/INTEREST /CAPITAL GAINS, S-CORP INCOME	\$15,001 - \$50,000	
STOCK - HOLIDAY VILLAGE, INC. REAL ESTATE INVESTMENTS AND COMMERCIAL RENTALS, VIRGINIA BEACH, VA	\$250,001 - \$500,000	RENT	\$5,001 - \$15,000	
R. G BOSHER IRREVOCABLE LIFE INSURANCE TRUSTS, INVESTMENTS	\$500,001 - \$1,000,000	CAPITAL GAINS/DIVIDEN DS/INTEREST	\$15,001 - \$50,000	
BOSHER FAMILY PARTNERSHIP L.P., REAL ESTATE INVESTMENTS IN NORTH CAROLINA AND FLORIDA SEE ATTACHED SCHEDULE 2	\$15,001 - \$50,000	INTEREST/DIVID ENDS PARTNERSHIP INCOME	\$1 - \$200	
1/4 INTEREST IN THE COLUMNS LLC, REAL ESTATE - ROSE HILL, JAMAICA	\$500,001 - \$1,000,000	RENT/INTEREST	\$2,501 - \$5,000	
RENTAL PROPERTY & RESIDENCE - EAST 92ND ST. NEW YORK, NEW YORK	\$5,000,001 - \$25,000,000	RENT	\$50,001 - \$100,000	

SCHEDULE V - LIABILITIES

Name Carolyn B. Maloney

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Report liabilities of over \$10,000 owed to any one creditor at any time during the reporting period by you, your spouse, or dependent child. Mark the highest amount owed during the year. Exclude: Any mortgage on your personal residence (unless all or part of it is rented out); loans secured by automobiles, household furniture, or appliances; and liabilities owed to a spouse, or the child, parent, or sibling of you or your spouse. Report "revolving charge accounts" (i.e., credit cards) only if the balance at the close of the preceding calendar year exceeded \$10,000.

SP, DC, JT	Creditor	Date Liability Incurred	Type of Liability	Amount of Liability
	ALMA BANK	2009	MORTGAGE ON EAST 92ND ST. NEW YORK, NEW YORK	\$250,001 - \$500,000
	CITI MORTGAGE	April 2005	MORTGAGE ON D ST. SE WASHINGTON D.C.	\$500,001 - \$1,000,000
	CARDINAL BANK	November 2006	MORTGAGE ON 210 THE MONROE CONDO, ARLINGTON, VIRGINIA	\$250,001 - \$500,000
	RGB, INC. R G BOSHER IRREVOCABLE LIFE INSURANCE TRUSTS	various dates	REAL ESTATE AND PARTNERSHIP ACQUISITION LOANS	\$500,001 - \$1,000,000
	ESTATE OF RALPH G. BOSHER	April 2005	REAL ESTATE ACQUISITION LOAN	\$500,001 - \$1,000,000
	SEA BAY DEVELOPMENT CORP	October - December 2009	PARTNERSHIP ACQUISITION LOAN	\$250,001 - \$500,000

SCHEDULE VIII - POSITIONS

Name Carolyn B. Maloney

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Report all positions, compensated or uncompensated, held during the current calendar year as an officer, director, trustee of an organization, partner, proprietor, representative, employee, or consultant of any corporation, firm, partnership, or any business enterprise, any nonprofit organization, any labor organization, or any educational or other institution other than the United States. Exclude: Positions held in any religious, social, fraternal, or political entities; positions solely of an honorary nature; and positions listed on Schedule I.

Position	Name of Organization
PARTNER	BOSHER FAMILY PARTNERSHIP L.P. VIRGINIA BEACH, VIRGINIA
MEMBER	GREENSEA FARMS LLC VIRGINIA BEACH, VIRGINIA
MEMBER	BOSHER FAMILY LLC VIRGINIA BEACH, VIRGINIA
MEMBER	ALBEMARLE PLANTATION LLC VIRGINIA BEACH, VIRGINIA
MEMBER	JEFFERSON INVESTORS, LLC VIRGINIA BEACH, VIRGINIA
MANAGER	SEA BAY DEVELOPMENT CORP VIRGINIA BEACH, VIRGINIA

FOOTNOTES

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Number	Section / Schedule	Footnote	This note refers to the following item
1	Schedule VIII	ON JUNE 13, 2008, A CHARITABLE ORGANIZATION WAS FORMED UNDER THE NAME EQUALITY 2020, INC., UNDER SECTION 402 OF THE NOT FOR PROFIT CORPORATION LAW OF THE STATE OF NEW YORK. WHILE REPRESENTATIVE MALONEY IS INDIRECTLY CONNECTED WITH THIS ORGANIZATION, SHE HAS NO POSITION WITH THIS ORGANIZATION AND RECEIVES NO BENEFIT FROM THE OPERATIONS OF THE ENTITY	N/A

Carolyn B. Maloney
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Schedule 1

ATTACHMENT TO SCHEDULE III, PAGE 5 OF 8
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2010

BEECHTREE PARK, INC.

Beechtree Park, Inc. as noted on Schedule III, page 5 of the 2010 financial disclosure represents a family owned closely held S-corporation located in Virginia Beach, Virginia. The corporation invests in real estate to be developed into commercial and residential sites. All of the properties are located in Virginia Beach and Chesapeake, Virginia.

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Schedule 2

ATTACHMENT TO SCHEDULE III, PAGES 5 OF 8
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2010

The following is a listing of the real estate holdings of the Bosher Family Partnership as of December 31, 2010:

1. Parcel #10-11-23-0000-0030-0000 located in Palatka, Florida.
2. Two residential lots in Edenton, North Carolina.
3. 76.00 acres of land in Chowan County, North Carolina.
4. 107.00 acres of land in Elizabeth City, North Carolina.
5. 26 acres of land in Elizabeth City, North Carolina.

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Schedule 3

ATTACHMENT TO SCHEDULE III, PAGES 3 OF 8
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2010

SEA BAY DEVELOPMENT CORP.

Sea Bay Development Corp as noted on Schedule III, page 3 of the 2010 financial disclosure represents a family closely held S-corporation located in Virginia Beach, Virginia. The corporation invests in rental real estate both commercial and residential and land for future development. All of the properties are located in Virginia Beach and Norfolk, Virginia.

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Schedule 4

ATTACHMENT TO SCHEDULE III, PAGE 4 OF 8
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2010

ALBEMARLE PLANTATION LLC

Albemarle Plantation LLC was formed to hold the family's 25% partnership interest in HPB Enterprises T/A Albemarle Plantation, a real estate development company located in Hertford, North Carolina.

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Schedule 5

ATTACHMENT TO SCHEDULE III, PAGE 3 OF 8
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2010

BOSHER FAMILY LLC

Bosher Family LLC was formed to hold the family's 75% partnership interest in HPB Enterprises T/A Albemarle Plantation, a real estate development company located in Hertford, North Carolina.

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Schedule 6

ATTACHMENT TO SCHEDULE III, PAGE 4 OF 8
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2010

JEFFERSON INVESTORS, LLC

Jefferson Investors, LLC was formed to hold various rental properties located in Virginia Beach, Virginia. The properties were acquired from Sea Bay Development Corp. The entity invests in land and commercial rentals in Virginia Beach, Virginia as follows:

	2010 <u>Tax Assessed Value</u>
West Neck Acreage --	
Parcel A	\$215,400
Parcel B	136,800
Parcel C	354,000
House and lot Baltic Avenue	281,500
Commercial Lot 18 th St.	333,400
Multi Family Buildings 33 rd St.	1,373,300
56 St. Duplexes and lot	1,668,000
Norfolk Ave. Houses	<u>486,200</u>
Total	<u>\$4,848,600</u>
Ownership percentage	22.50%
Total Ownership Value	<u>\$1,090,935</u>